

(ii) will maintain the premises in good condition and repair; (iii) will comply with all laws, ordinances, regulations, easements, covenants, restrictions and agreements affecting the premises, and will not suffer or permit any violation thereof; and (iv) will furnish such information respecting use and operation of the premises as Mortgagee may from time to time demand.

PARAGRAPH 8 IS AMENDED TO READ: 8. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee pursuant to this Mortgage, together with interest on each such advancement at the rate of ten (10%) percent per annum, and all such sums and interest shall become part of the indebtedness secured hereby, subject to the provisions of the Note hereby secured relating to permissible interest rates.

PARAGRAPH 17 IS AMENDED TO READ: 17. Mortgagor further covenants and agrees:

(a) That no rent shall be collected from any lessee, leasing any or all of the mortgaged premises, more than One (1) month in advance of its accrual.

(b) That during the life of this Mortgage, it shall not suffer any mortgage of junior rank to be in force unless it shall be executed expressly subordinated to any leases now existing or hereafter made.

(c) That it shall perform any and all acts necessary to keep any leases or space leases in force.

PARAGRAPH 12 IS OMITTED IN ITS ENTIRETY.

4. The following Paragraphs, numbered 20 through 39, are to be added to the Mortgage as follows:

(20.) The Mortgagor within six days upon request in person or within thirty days upon request by mail will furnish a written statement duly acknowledged of the amount due on this